2/25/05 8:58:08 BK 2,164 PG 793 DESOTO COUNTY, MS W.E. DAVIS, CH CLERK

Recording Requested By: ALTA REAL ESTATE SERVICES, INC.

When Recorded Return To:

ALTA REAL ESTATE SERVICES, INC P.O. BOX 551170 ATTN: RECONVEYANCE DEPT. JACKSONVILLE, FL 32255

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DEED OF RELEASE

ALTA REAL ESTATE SERVICES, INC. #:0004365672 "DAVIS BLACK" Lender ID:L28/3404735 De Soto, Mississippi PIF:

KNOW ALL MEN BY THESE PRESENTS that JPMorgan Chase Bank, as trust administrator, on behalf of the holders of the Mortgage-Backed Pass-Through Certificates, Series 2002-AR8by Select Portfolio Servicing, Inc. F/K/A Fairbanks Capital Corp. as Attorney in Fact holder of a certain Deed of Trust, whose parties, dates and recording information are below, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby Cancel, Discharge and Reconvey said Deed of Trust, and the estate, title and interest now held by it under said Deed of Trust without warranty, to the person legally entitled thereto.

Original Trustor: PTOSHA L. DAVIS-BLACK, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Original Beneficiary: MORTGAGE CAPITAL ASSOCIATES, INC.
Original Trustee: MORTGAGE CAPITAL ASSOCIATES, INC., A CALIFORNIA CORPORATION

Dated: 09/20/2001 Recorded on 10/09/2001 as in Book/Reel/Liber: 1391 Page/Folio: 0715 as Instrument No.:

01-880

In the Records of the County Recorder of De Soto Mississippi

Property Address: 5455 LIME TREE DRIVE, SOUTHAVEN, MS 38671

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

JPMorgan Chase Bank, as trust administrator, on behalf of the holders of the Mortgage-Backed Pass-Through Certificates, Series 2002-AR8by Select Portfolio Servicing, Inc. F/K/A Fairbanks Capital Corp. as Attorney in Fact On February 15th, 2005

M. Munoz, Document Control Officer

STATE OF Florida COUNTY OF Duval

On February 15th, 2005, before me, CHRISTINA B. VOLZ, a Notary Public in and for Duval in the State of Florida, personally appeared M. Munoz, Document Control Officer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal, Q==

CHRISTINA B. VOLZ

Notary Expires: 06/19/2007 #DD 224322

CHRISTINA B. VOLZ Notary Public - State of Florida My Commission Expires Jun 19, 2007 Commission # DD 224322 Boncled By National Notary Assn.

(This area for notarial seal)

Prepared By: John Cain, ALTA REAL ESTATE SERVICES, INC. P.O. BOX 551170, JACKSONVILLE, FL 32255 800-944-1212